



# House of Representatives

General Assembly

**File No. 188**

February Session, 2012

Substitute House Bill No. 5394

*House of Representatives, March 29, 2012*

The Committee on Public Safety and Security reported through REP. DARGAN of the 115th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## **AN ACT CONCERNING SMOKE AND CARBON MONOXIDE DETECTORS AND ALARMS IN RESIDENTIAL BUILDINGS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2012*) (a) All residential  
2 buildings designed to be occupied by one family that are not subject to  
3 the provisions of subparagraph (B) of subdivision (1) of subsection (a)  
4 of section 29-292 of the general statutes shall be equipped with smoke  
5 detection and warning equipment.

6 (b) All residential buildings designed to be occupied by one or two  
7 families that are not subject to the provisions of subparagraph (A) of  
8 subdivision (1) of subsection (a) of section 29-292 of the general  
9 statutes shall be equipped with carbon monoxide detection and  
10 warning equipment, unless such building does not contain a fuel-  
11 burning appliance, fireplace or attached garage.

12 (c) Such smoke detection and warning equipment and carbon

13 monoxide detection and warning equipment shall be of a type or  
 14 technology that is readily available for retail sale and be tested and  
 15 certified pursuant to standards issued by the American National  
 16 Standards Institute and Underwriters Laboratories. Such equipment  
 17 may be powered solely by battery and may combine smoke and  
 18 carbon monoxide detection technology into a single device.

19 (d) In order to comply with the provisions of subsection (a) or (b) of  
 20 this section, or both, as applicable, an owner of a residential building  
 21 shall install such equipment on each level of the building used for  
 22 human occupancy and the basement level, if any, as follows: Such  
 23 equipment shall be installed outside each separate sleeping area in the  
 24 immediate vicinity of such area and on the ceiling of each stairway  
 25 between levels.

26 Sec. 2. (NEW) (*Effective October 1, 2012*) Whenever any residential  
 27 building, including a private dwelling occupied by one or two families,  
 28 is occupied during interior alterations or additions or other interior  
 29 construction work requiring a permit, the temporary installation of  
 30 battery-operated smoke detection and warning equipment and, if there  
 31 is a combustion source present, battery-operated carbon monoxide  
 32 detection and warning equipment shall be required in the vicinity of,  
 33 and during the performance of, such alterations, additions or  
 34 construction work. Such equipment shall be of a type or technology  
 35 that is readily available for retail sale and be tested and certified  
 36 pursuant to standards issued by the American National Standards  
 37 Institute and Underwriters Laboratories. Such equipment may  
 38 combine smoke and carbon monoxide detection technology into a  
 39 single device.

|   |                 |             |
|---|-----------------|-------------|
| This act shall take effect as follows and shall amend the following sections: |                 |             |
| Section 1   | October 1, 2012 | New section |
| Sec. 2  | October 1, 2012 | New section |

**PS**            *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

---

***OFA Fiscal Note******State Impact:*** None***Municipal Impact:*** None***Explanation***

The bill has no state or municipal fiscal impact.

***The Out Years******State Impact:*** None***Municipal Impact:*** None

*Sources: Department of Construction Services*

---

**OLR Bill Analysis****sHB 5394*****AN ACT CONCERNING SMOKE AND CARBON MONOXIDE  
DETECTORS AND ALARMS IN RESIDENTIAL BUILDINGS.*****SUMMARY:**

This bill requires all one-family dwellings, instead of only those issued new occupancy building permits after on or after October 1, 1978, to be equipped with smoke detection and warning equipment. It also requires all one- and two-family dwellings, instead of only those issued new occupancy building permits on or after October 1, 2005, to be equipped with carbon monoxide (CO) detection and warning equipment, unless they do not contain a fuel burning appliance, fireplace, or attached garage. (Under the state Fire Safety Code, post 2005 buildings also do not have to meet the CO detection requirement if they do not contain a fuel burning appliance, fireplace, or attached garage.)

The bill requires building owners to install the equipment, as applicable, in the basement and on each level of a building used for human occupancy, as follows: outside in the immediate vicinity of each separate sleeping area and on the ceiling of each stairway between levels.

The bill requires CO and smoke detectors in any residential building while it undergoes interior construction or alteration under a building permit.

It also set standards the equipment must meet, which are the same as those set in regulations for existing dwellings.

EFFECTIVE DATE: October 1, 2012

**BUILDINGS UNDERGOING REPAIRS**

---

The bill establishes CO and smoke detection requirements for residential buildings occupied during interior alterations, additions, or construction requiring a building permit. It requires, while work is in progress, installation of a battery-operated (1) smoke detector and (2) if there is a combustion source present, CO detector in the vicinity of the work area.

### **EQUIPMENT STANDARDS**

The bill requires CO and smoke detectors to be tested and certified under standards issued by the American National Standards Institute and Underwriters Laboratories. They (1) may be powered solely by battery, (2) may be installed as separate devices or as a single device providing protection from both CO and smoke, and (3) must be readily available at retail.

### **COMMITTEE ACTION**

Public Safety and Security Committee

Joint Favorable Substitute

Yea 18 Nay 5 (03/15/2012)